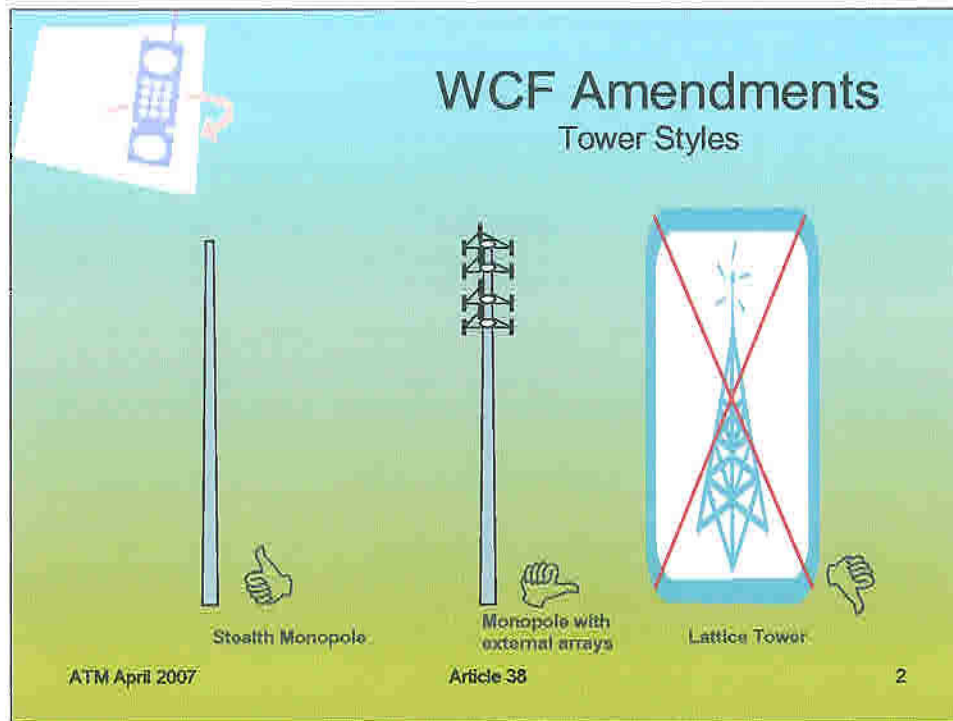


Talking points:

Makes low lying locations a bit more attractive by allowing slightly higher towers there as measured from the base of the tower.

Height measurement would go to top of tower structure and no longer include whips which would serve primarily Town emergency communications.



Talking Points:

Stealth Monopole with internally installed antenna arrays is the standard bearer.

External triangular antenna arrays use less vertical height on a tower and provide better customer service. They may be appropriate in visually remote locations.

A variation of the external triangular arrays as shown are the external flush-mounted arrays.

Lattice towers remain prohibited. (the one on Great Hill is old and predates any WCF regulations – built with variance)



WCF Amendments

Tower Capacity

- No tower must be built to the maximum allowed height. But, it must have the capacity for extending to the maximum height to allow effective co-location above tree line. Things to look for:
 - Foundation
 - Structure
 - Setbacks
 - Equipment space
 - Lease area
 - Easements
 - Right to maintain/upgrade
 - Right to co-locate

ATM April 2007 Article 38 3

Talking Points:

A new tower, if approved by special permit, is not required to be 175 feet high, but it must meet all structural, spatial, and legal criteria to be extendable to that height.

Goal is to maximize tower co-location of service providers above tree line on fewer taller towers, rather than to allow proliferation of many more shorter single (or few) user towers.

Co-location: Is the sharing of space on one tower by different wireless communication service providers. There are currently 6 separately registered providers operating in the region, some of them have merged, but are maintaining separate FCC licenses.



WCF Amendments

Special Permit Findings

Technical / Objective Findings for Grant of Permit

- Coverage gap exists
- No co-location opportunity elsewhere
- Absence of practical, less visible alternative locations
- Only as high as it needs to be for intended use
- Best effort in screening from view
- Coloration for optimum blending into background
- Maximum co-location capacity provided for others
- Complies with FAA, FCC, MAC, & Mass. Dept. of Public Health
- Master Plan consistency
- Complies with zoning requirements

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Talking points:

FAA – Federal Aviation Administration

FCC – Federal Communications Commission

MAC – Massachusetts Aeronautics Commission

Required findings are in WCF specific section of zoning bylaw (3.10) and in general special permit section (10.3)



WCF Amendments

Special Permit Findings

Subjective / Discretionary Findings for Grant of Permit

- ~~Minimize adverse visual or economic impact~~
- No detriment or injury to neighborhood
- Appropriate for site
- In harmony with purpose and intent of zoning bylaw
- Best effort in screening from view

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Talking points:

Propose to strike first finding on slide as the most egregiously subjective and arguable.

The other findings provide for plenty discretionary judgments for deciding whether or not grant special permit.

Some discretion and subjectivity is innate with special permit process. But all findings, conclusions, and decisions must be well documented and reasoned in the record.

The remaining findings are common to all special permits and thus have withstood the test of time.